

DELEGATED DECISION REPORT

SMD/2025/0461
Valid 03/11/2025

**96 , UTTOXETER ROAD ,
DRAYCOTT IN THE MOORS,
STAFFORDSHIRE , ST11
9AB**

**SINGLE STOREY REAR
EXTENSION TO EXISTING
EXTENSION AND RAISED
PATIO AREA**

MAIN ISSUES

- Principle of Development
- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

Single storey semi-detached dwelling set back from the main road frontage with parking occupying the front garden, and c.64m rear garden.

There is a raised patio across the rear elevation with steps down to the garden which is set down below floor level by c.0.8m.

The application site comprises a bungalow constructed of brick with a tiled pitched roof.

For the purposes of planning policy consideration, the application site is located within Draycott in the Moors, a washed over Green belt village. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A small rear infill extension to increase living room space. Proposed materials include brick to match existing. The extension measures 5.36m x 1.325m and a flat roof meeting eaves level of the existing rear projecting element of the dwelling.

The existing raised patio area that spans across the rear elevation will remain.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections -

2: Achieving sustainable development

11: Making effective use of land

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2025/0015 Refusal of larger home extension application

9107 granted 5th April 1972: Alterations to form bathroom with WC, kitchen, hall and lounge extension to form bedroom and garage at 96 Uttoxeter Road, Draycott

CONSULTATIONS

Publicity

Site Notice expiry date: 16/01/2026

Neighbour re-consultation period ends: 16/01/2026

Public Comments

No representations received during the determination period

Town / Parish Comments

No objection

OFFICER COMMENTS

Principle of Development, Design & Visual Impact

The application site is located within the Green Belt. National Planning Policy states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless the proposal falls within one of the listed exceptions. One of the exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' Local Plan policy SS9 supports a range of proposals in principle, lending some support to housing development. Local Plan policy SS10 also supports domestic extension development within rural areas, stating that there is allowance for 'extensions or additional domestic outbuildings' to existing

dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.' Local Plan policy DC1 seeks good design which respects its site and surroundings by taking into account matters including scale, siting character and appearance.

The property has historically been extended. The current scheme is adding floorspace measuring approximately 1.33m x 5.36m, infilling the space between the rear elevation and side boundary, to increase the width of the lounge. The modest extension will sit flush to the existing rear elevation of the projecting part of the dwelling. The existing raised patio spans across the rear of the dwelling and this will be resurfaced and enclosed with boundary fencing.



The proposal will not result in any visual or spatial Green Belt openness harm. The proposal is not considered to be inappropriate development.

In terms of design there are no concerns. The proposed roof will be flat and sit at eaves level, the walls will be finished to match the existing dwelling

Neighbour Amenity

The proposed extension does not raise any concerns in terms of overlooking or being overbearing.

The raised patio area across the rear of the dwelling is existing and will be resurfaced and enclosed with low fencing, the status quo remains, currently the occupants of the dwelling can use this space and this will remain unchanged.

The extension will be sandwiched between the existing rear elevation and the side wall of the projecting rear section of the house. There are no side ground floor side windows facing the shared boundary. The neighbour has a rear bedroom window that looks out towards the rear gardens.

The extension brings the massing closer to the shared boundary, the corner of the extension clips the 45 degree line. However the extension is single storey with a hipped roof which reduced the massing on this corner. The neighbour has not raised an objection, and the additional element should not cause the extension to appear any more overbearing than if redesigned with this corner element removed. The infringement is considered de minimis.

Overall, there would be no adverse impact on the residential amenities of the surrounding neighbours in terms of loss of light, overlooking or being overbearing.

Highway Safety/ Parking

The proposal is for extension of the property. Off street parking is to be retained; no additional bedrooms are created, and parking is available on the front driveway. It is considered parking provision is sufficient for a property of this size and is therefore found acceptable on Highways safety grounds.

Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 16.01.2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

